

085.0

0003

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

819,500 / 819,500

USE VALUE:

819,500 / 819,500

ASSESSED:

819,500 / 819,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHANEY RONALD D

Owner 2: GREENBERG JULIE E

Owner 3:

Street 1: 72 WESTMORELAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1988, having primarily Vinyl Exterior and 2320 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								154291
								GIS Ref
								GIS Ref
								Insp Date
								11/01/18

!6913!

USER DEFINED

Prior Id # 1: 154291

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0003-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	399,500	0	6,000.	420,000	819,500	819,500	Year End Roll	12/18/2019
2019	101	FV	307,000	0	6,000.	414,000	721,000	721,000	Year End Roll	1/3/2019
2018	101	FV	307,000	0	6,000.	318,000	625,000	625,000	Year End Roll	12/20/2017
2017	101	FV	307,000	0	6,000.	300,000	607,000	607,000	Year End Roll	1/3/2017
2016	101	FV	307,000	0	6,000.	276,000	583,000	583,000	Year End	1/4/2016
2015	101	FV	300,600	0	6,000.	258,000	558,600	558,600	Year End Roll	12/11/2014
2014	101	FV	300,600	0	6,000.	237,600	538,200	538,200	Year End Roll	12/16/2013
2013	101	FV	300,600	0	6,000.	237,600	538,200	538,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O'BRIEN WILLIAM	27427-513		6/27/1997		266,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2011	58	Redo Bas	19,845					&ADD 3/4 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
12/5/2008	Meas/Inspect	163	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	276	PATRIOT
8/2/1993		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison				Full Bath: 2	Rating: Average														
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: BEIGE																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH							
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1988	Eff Yr Blt:			A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other											
Jurisdct: G12	Fact: .			WSFlue: 1	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location: 1				Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Total Units: 1				Interior:	1	6	3								
Sec Int Wall: 1	%			Floor: 1				Additions:											
Partition: T - Typical				% Own: 1				Kitchen:											
Prim Floors: 3 - Hardwood				Name: 1				Baths:											
Sec Floors: 4 - Carpet	10 %							Plumbing:											
Bsmnt Flr: 4 - Carpet								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	PARCEL ID 085.0-0003-0001.B				IMAGE						
SPEC FEATURES/YARD ITEMS				PARCEL ID 085.0-0003-0001.B												AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X8	G	GD	1990		0.00	T	17.4	101							
More: N	Total Yard Items:			Total Special Features:			Total:												